

CITY OF FIREBAUGH PLANNING DEPARTMENT

May 22, 2013

Housing Policy Department
Received on:

MAY 28 2013

State of California,
Department of Housing and Community Development,
Division of Housing Policy Development
1800 Third Street
Sacramento, CA 95811-6942
ATTN: Glen Campora, Assistant Deputy Director, Housing Policy Development

RE: City of Firebaugh – Annual Housing Element Report for 2012

Dear Mr. Campora:

Enclosed, please find the City of Firebaugh's Annual Housing Element Progress Report for the year 2012. If you have any questions or need additional information, feel free to contact me.

Sincerely,



Karl Schoettler
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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Firebaugh

Mailing Address: 1133 P Street

Firebaugh, CA 93622

Contact Person: Karl Schoettler Title: Contract City Planner

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Reporting Period by Calendar Year: from January 1, 2012 to December 31, 2012

(CCR Title 25 §6202)

City of Firebaugh
1/1/12 - 12/31/12

Table A

Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|------------------|-------------------------------|------------------------------------|----------------|---------------------|------------------------------|-------------------------------|-------------------------|--|--|--|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 | |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R-Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development See Instructions | Deed Restricted Units See Instructions | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. | |
| | | | Very Low- Income | Low- Income | Moderate- Income | Above Moderate- Income | | | | | | |
| Valle Del Sol | SFR | O | 1 | 1 | 0 | 0 | 2 | 0 | HOME | Yes - HOME | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 | | | | | | | | | | | | |
| (10) Total by Income Table A/A3 ▶ ▶ | | | 1 | 1 | 0 | 0 | | | | | | |
| (11) Total Extremely Low-Income Units* | | | | | | | | | | | | |

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Firebaugh
Reporting Period 1/1/12 - 12/31/12

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with (7) of Government Code Section 65583.1 | subsection (c) |
|-----------------------------------|------------------------------------|-----------------|------------|-------------|---|----------------|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | | |
| (1) Rehabilitation Activity | 0 | 0 | 0 | 0 | | |
| (2) Preservation of Units At-Risk | 0 | 0 | 0 | 0 | No at-risk units | |
| (3) Acquisition of Units | 0 | 0 | 0 | 0 | | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | | |

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

| | 1. Single Family | 2. 4 Units | 3. 2 Units | 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|------------------|------------|------------|----------|----------------|-----------------|----------|----------------------------|
| No. of Units Permitted for Moderate | 0 | | | | | | 0 | 0 |
| No. of Units Permitted for Above Moderate | 0 | | | | | | 0 | 0 |

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Firebaugh
Reporting Period 1/1/12 - 12/31/12

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | 2009 | 2010 | 2011 | 2012 | 2014 | | | | | | | | | | | | | |
|--|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|--|--|--|--|--|--|--|
| Income Level | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Total Units to Date (all years) | Total Remaining RHNA by Income Level | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Very Low | Deed Restricted | 5 | 2 | 0 | 0 | | | | | | 7 | 94 | | | | | | | |
| | Non-deed restricted | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | |
| Low | Deed Restricted | 8 | 1 | 0 | 1 | | | | | | 10 | 70 | | | | | | | |
| | Non-deed restricted | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | |
| Moderate | Deed Restricted | 0 | 0 | 0 | 1 | | | | | | 1 | 27 | | | | | | | |
| | Non-deed restricted | 15 | 12 | 22 | 0 | | | | | | 49 | | | | | | | | |
| Above Moderate | | 122 | 15 | 23 | 0 | | | | | | 53 | 69 | | | | | | | |
| Total RHNA by COG. Enter allocation number. | | 380 | | | | | | | | | | | | | | | | | |
| Total Units ▶ ▶ ▶ ▶ | | 43 | 30 | 45 | 2 | | | | | | 120 | 260 | | | | | | | |
| Remaining Need for RHNA Period ▶ | | | | | | | | | | | | | | | | | | | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

(CCR Title 25 §6202)

City of Firebaugh
1/1/12 - 12/31/12

Table C

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65553. |
|---|--|
| | Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |

1
2
3
4
5

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Firebaugh
Reporting Period 1/1/12 - 12/31/12

General Comments:

Firebaugh was not able to obtain a CDBG grant for housing rehabilitation during 2012. The City's ability to assist affordable housing projects has also been greatly reduced by the State's elimination of redevelopment agencies.

City of Firebaugh
Table C: Housing Programs Progress Report
1/1/2012 – 12/31/2012

| Housing Programs Progress Report – Government Code Section 65583 | | | |
|---|---|-----------------------|---|
| Program Description (By Housing Element Program Names) | Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element | | |
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| A. Provisions for Extremely Low-, Very Low-, Low- and Moderate Income Housing | 1. Redevelopment assistance for lower income households | Ongoing | Due to the State's termination of redevelopment, no funding was available for this program. |
| | 2. HOME funding for affordable housing projects. | Ongoing | HOME funding was provided for qualified households to purchase two single family dwellings in 2012. One unit was for a Very Low Income household; one unit was for a Low Income household. These were in the Valle Del Sol subdivision. |
| | 3. In-fill development | Ongoing | No new infill projects were proposed or approved in 2012. The City does maintain a map for interested parties showing available sites for housing projects. |
| | 4. Planned Development Zone | Ongoing | No projects were proposed during 2012 that would utilize the PD zone. |
| | 5. Density bonus | Third quarter of 2012 | The City continues to rely on the State density bonus law. No local density bonus ordinance has been adopted, primarily due to severe budget cuts. |
| | 6. Housing Authority Section 8 program | Ongoing | No additional units have been identified for Section 8 potential status. Ask Housing Authority. |
| | 7. Housing Authority Property | Ongoing | Due to funding cuts the Housing |

City of Firebaugh Housing Element Progress Report
1/1/2012 – 12/31/2012 • Table "C"

| | | | |
|---|--|----------------------|---|
| | rehabilitation | | Authority has postponed major improvements to their facilities in Firebaugh. |
| | 8. Zoning Ordinance Amendments to allow special housing types. | First Quarter 2010 | The City adopted amendments to the Zoning Ordinance in 2011 to implement this action plan. |
| | 9. Farmworker Housing | First quarter, 2011 | The City has not yet been able to identify a partner for the construction of farmworker housing, however the Miller & Lux apartments (59 units approved in 2009) will be available for farmworkers and seniors. |
| B. Mitigation of Governmental Constraints | 1. Reasonable Accommodations ordinance | First Quarter, 2009 | The City adopted amendments to the Zoning Ordinance in 2009 to implement this action plan. |
| | 2. Special Housing Types – zoning ordinance amendments. | First Quarter, 2010 | The City adopted amendments to the Zoning Ordinance in 2011 to implement this action plan. |
| | 3. Multi-family height standards – zoning ordinance amendment | Second quarter, 2009 | Completed. The City determined it is not feasible to increase multi-family height standards due to limitations of the City's current fire fighting vehicles. |
| | 4. 2030 General Plan Implementation | Third quarter, 2011 | City continues work to implement the General Plan's action programs, as funding allows. The City has begun a comprehensive update of the Zoning Ordinance in 2011, however this has been suspended due to severe budget cuts. It is hoped that work can resume on the Zoning Ordinance later in 2013. |
| | 5. Infill Projects | Ongoing | The Miller & Lux affordable |

City of Firebaugh Housing Element Progress Report
1/1/2012 – 12/31/2012 • Table "C"

| | | | |
|--|--|----------------------|---|
| | | | apartments are 59 units approved on an infill site in 2009. Unfortunately funding challenges have delayed this project. |
| | 6. Increased density in R-3 zone. | Third quarter, 2009 | The City adopted amendments to the Zoning Ordinance in 2011 to implement this action plan. The current permitted density in the R-3 zone is one dwelling per 1,500 square feet of lot area. |
| | 7. Employee housing zoning amendment. | Second quarter, 2010 | The City adopted amendments to the Zoning Ordinance in 2011 to implement this action plan. |
| | 8. Emergency shelters and related housing types – zoning amendments | Second quarter, 2010 | The City adopted amendments to the Zoning Ordinance in 2011 to implement this action plan. |
| | 9. Single room occupancy unit zoning amendment | Second quarter, 2010 | The City adopted amendments to the Zoning Ordinance in 2011 to implement this action plan. |
| | 10. Density bonus for large families – zoning amendment | Third quarter, 2012 | The City has not yet adopted a large-family density bonus ordinance, due to severe budget constraints. It is hoped that this ordinance can be adopted during 2013. |
| | 11. Parking standards for disabled housing projects – zoning amendment | Third quarter, 2012 | The City adopted amendments to the Zoning Ordinance in 2011 to implement this action plan. |
| C. Moderate Income Housing Opportunities | 1. Planned Development zone | Ongoing | No Planned Development projects were proposed in 2012, however the City has approved such projects in recent years, including the San Joaquin Villas (21 lots), and Valle Del Sol (187 lots). |
| | 2. HOME program funding | Ongoing | No moderate income households |

City of Firebaugh Housing Element Progress Report
1/1/2012 – 12/31/2012 • Table "C"

| | | | | |
|---|--|----------------------------------|--|--|
| | | | | were assisted through the HOME program during 2012. |
| | 3. 2030 General Plan Implementation – to diversify Firebaugh's economy | Ongoing | | The City has been implementing a number of action plans in the General Plan, including pursuit of several grants to fund economic development activities. Most recently the City has witnessed new retail commercial development along State Highway 33. |
| D. Conserve and Improve Existing Affordable Housing Stock | 1. Project review | Ongoing | | This action plan is implemented with each development project that is submitted to the City. No housing projects were submitted during 2012, due to the poor economy. |
| | 2. 2030 General Plan Adoption and implementation | Second quarter, 2009 and ongoing | | The General Plan was adopted in January, 2010 and the City has been working to implement its goals, as funding and time allows. As noted previously the City had undertaken a comprehensive update of the Zoning Ordinance, but this was postponed in late 2012 due to budget constraints. |
| | 3. Community Development Block Grant funding | Ongoing, annually | | The City did not obtain CDBG funding for 2012, so no assistance was provided using this source. |
| | 4. Redevelopment Assistance | Ongoing, annually | | Redevelopment was terminated by the State in 2012, therefore no RDA funding was extended by the City in 2012. |
| E. Provision of Adequate Sites and Infrastructure for Housing | 1. Monitor land supply | Ongoing, annually | | The City Planner regularly tallies the amount of undeveloped, |

City of Firebaugh Housing Element Progress Report
1/1/2012 – 12/31/2012 • Table "C"

| | | | |
|---|--------------------------------------|----------------------|--|
| E. Provision of Adequate Sites and Infrastructure for Housing Development | 1. Monitor land supply | Ongoing, annually | The City Planner regularly tallies the amount of undeveloped, available land for residential development. |
| | 2. 2030 General Plan implementation. | Third quarter, 2009 | The City continues to implement General Plan policies as limited funding allows. The City recently secured funding for studies of the sewer and storm drain systems to ensure they can accommodate long-term growth and development. Completion of these studies is expected in late 2013. |
| | 3. Zoning for multi-family | Fourth quarter, 2010 | Completed. Approximately 20 acres of undeveloped land were zoned for multi-family residential in October, 2010. |
| | 4. Utility master plans | Third quarter, 2011 | Not completed. However the City has received CDBG funding to prepare studies of the sewer and storm drainage master plans to ensure they can accommodate long-term growth and development. Work is currently proceeding on these studies. |
| | 5. Utility Priority | Second quarter, 2010 | Not completed. Funding constraints have prevented adoption of this policy. The City hopes to adopt a formal statement in 2013, however for the time being the City relies on this policy within the Housing Element. |
| F. Energy Conservation Opportunities | 1. 2030 General Plan Implementation | Third quarter, 2010 | Partially completed. The City has amended its street design |

City of Firebaugh Housing Element Progress Report
1/1/2012 – 12/31/2012 • Table "C"

| | | | |
|---|---|----------------------|---|
| | 2. Weatherization program | Ongoing | No weatherization projects were funded during 2012. |
| | 3. Fees for solar systems | Third quarter, 2009 | Due to severe budget constraints the City has needed to postpone offering fee reductions for solar systems. |
| G. Equal Housing Opportunities and Public Participation | 1. Rental Assistance – Housing Authority | Ongoing | The City continues to work with the Housing Authority to assist with their rental programs |
| | 2. Housing information efforts | First Quarter, 2010 | Completed. The City offers housing information brochures. |
| | 3. Accessibility | Ongoing | Partially completed. The Miller & Lux apartment project will include handicap-accessible units. |
| | 4. Reasonable Accommodations ordinance | Second quarter, 2009 | Completed. The City adopted a Reasonable Accommodations ordinance in 2009. |
| | 5. Public participation | Third quarter, 2009 | Completed. The Housing Element is posted on the City's website, and the City has available brochures and other printed materials on housing programs. |
| H. Preserve At-Risk Assisted Projects | 1. Redevelopment assistance for Housing Authority Section 8 program | Ongoing | Due to the State's termination of redevelopment, the City has no funds to commit to this program via redevelopment. |
| | 2. Conversion monitoring | Ongoing | The City continues to monitor notices of conversion. No conversion notices appeared during 2012. |